

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

March 3, 2015
12:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. OPENING CEREMONIES

- A. Attendance
- B. Declaration Quorum Present

II. APPROVAL OF MINUTES

- A. February 3, 2015

III. REPORTS OF OFFICERS

- A. Project Address: 14 South Portland Street
Applicant: Meyer Property Group LLC
Project Description: Commercial building renovation
(Preliminary Review)
- B. Project Address: 21 East Second Street
Applicant: Michael Leb
Project Description: Add windows and awnings,
exterior renovation, new paint.

IV. ADJOURN

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

February 3, 2015
12:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

OPENING CEREMONIES

ROLL CALL: Present: - Scott Draves
Steve Schoofs
Stan Ramaker
Jamie Drohman

Absent: - Terrence Gaffney (excused)
Tom Meiklejohn, III (excused)
Sara Van Buren (excused)

Administrative Staff: - Joellyn Dahlin, Principal Planner

Vice-Chairperson Draves declared a quorum present.

APPROVAL OF MINUTES

December 2, 2014

Motion made by Ramaker to approve the minutes of the regular meeting of the December 2, 2014 Downtown Architectural Review Board as presented.

Seconded by Schoofs.

ROLL CALL VOTE: Aye - Draves, Drohman, Ramaker,
Schoofs,
Nay - None

Carried.

REPORTS OF OFFICERS

Project Address: 40 East Division Street

Applicant: *Three Guys and a Grill*

Project: Replace wall sign, replace ground sign, add new wall sign.

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: 2/10/15 DARB MEETING DATE: 3/10/15

PROJECT LOCATION: 14 S Portland Street

BUSINESS NAME: Meyer Property Group LLC

APPLICANT INFORMATION

PROPERTY OWNER: Sam Meyer

ADDRESS: [REDACTED]

EMAIL ADDRESS: [REDACTED]

PHONE: ([REDACTED]) [REDACTED]

PROJECT REPRESENTATIVE: _____

___ARCHITECT ___ENGINEER ___CONTRACTOR ___OTHER

ADDRESS: _____

EMAIL ADDRESS: _____

PHONE: (_____) _____

PROJECT INFORMATION

- MINOR REPAIR/ALTERATIONS (PAINT, ROOF, WINDOWS)
- EXTERIOR RENOVATION
- SIGN(S)
- AWNING(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

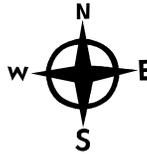
DESCRIPTION OF PROPOSED PROJECT:

Commercial building renovation: Replace windows, construct 8/12 gable roof (asphalt or steel), add cedar siding or cement board siding, construct rooftop deck with steel railings.

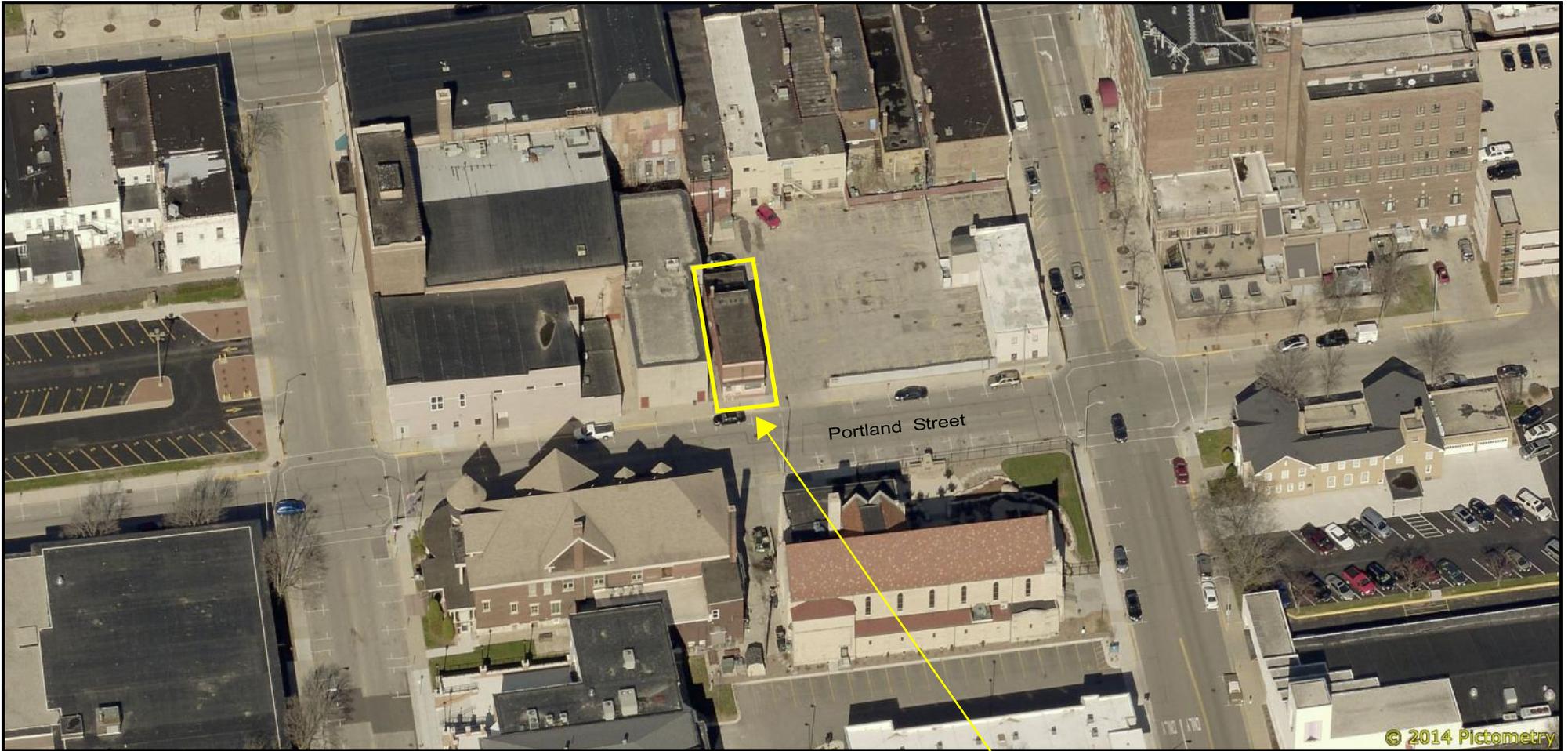
14 South Portland Street Neighborhood Overview



SITE



14 Portland Street
STREET VIEW – LOOKING WEST



SITE



**14 S Portland Street
Street View – Existing Condition**



**14 S Portland Street
North Building Elevation**



**14 S Portland Street
North and West Elevations – Back of Building**



14 So. PORTLAND ST. - FOND DU LAC, WI
MARCH 3, 2014 JOE LAWNICZAK

POTENTIAL BUILDING RENOVATION



14 So. PORTLAND ST. (REAR) - FOND DU LAC, WI

MARCH 3, 2014

JOE LAWNICZAK

POTENTIAL BUILDING RENOVATION



SAMPLE BUILDING MATERIALS – CEDAR SIDING



SAMPLE BUILDING MATERIALS – CEDAR SIDING

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: February 25, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review - 14 South Portland Street (Meyer Property Group LLC)

Project Analysis

Proposal: Commercial building renovation

Historic Status: N/A

The subject property is an existing commercial building on the west side of Portland Street midblock between Division and Sheboygan Streets. The site is across the street from the former *Trinity* restaurant and the Elks Lodge. The building has stood vacant for several years. Tentative plans for reuse anticipate a commercial use on the first floor and an apartment on the second floor.

A major renovation of the subject building is planned. The structure is a two-story rectangular “box” constructed of concrete block with ceramic tile on the front of the building. Renovation plans call for the replacement of windows and the use of cedar siding or cement board siding on all four facades. The construction of an 8/12 gable roof to replace the flat roof and the construction of a rooftop deck on the lower level of the back of the building is planned.

Due to the extent of the construction and changes anticipated, the property owner is requesting a concept review of the project and direction from the Downtown Architectural Review Board before the final design is completed. When complete, a final design will be submitted for formal review and approval by DARB.

Findings

The Downtown Design Overlay District is intended to:

- Preserve and restore unique and historic buildings;
- Ensure the coordinated design of new buildings and changes to existing buildings;
- Minimize adverse impacts on adjacent properties from buildings that may detract from the character and appearance of the district;
- Aid in improving the overall economic vitality of the district.

Recommendation

The building is located in an area where a particular architectural style or theme is not prevalent. The neighborhood is an eclectic mix of style and materials and, reflective of this, flexibility in determining suitable materials for the subject building is warranted.

Absent a specific plan for renovation, the Board cannot determine that the proposed project complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines. The Board can, however, offer direction for the property owner in finalizing a design for formal review and approval.

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: F 02.20, 2015 DARB MEETING DATE: MARCH 03, 2015

PROJECT LOCATION: 21 EAST SECOND STREETS

BUSINESS NAME: _____

APPLICANT INFORMATION

PROPERTY OWNER: MICHAEL LEB
ADDRESS: 21 EAST SECOND STREET
EMAIL ADDRESS: [REDACTED]
PHONE: (____) [REDACTED]

PROJECT REPRESENTATIVE: TIM MEIKLEJOHN
 ARCHITECT ENGINEER CONTRACTOR OTHER
ADDRESS: 79 EAST DIVISION ST
EMAIL ADDRESS: [REDACTED]
PHONE: (____) [REDACTED]

PROJECT INFORMATION

- MINOR REPAIR/ALTERATIONS (PAINT, ROOF, WINDOWS)
- EXTERIOR RENOVATION
- SIGN(S)
- AWNING(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT:

ADD WINDOWS, ADD AWNINGS, PAINT EXTERIOR
OF BUILDING

21 East Second Street



21 East Second Street



21 East Second Street
Portland Street View – Looking West



East Second Street

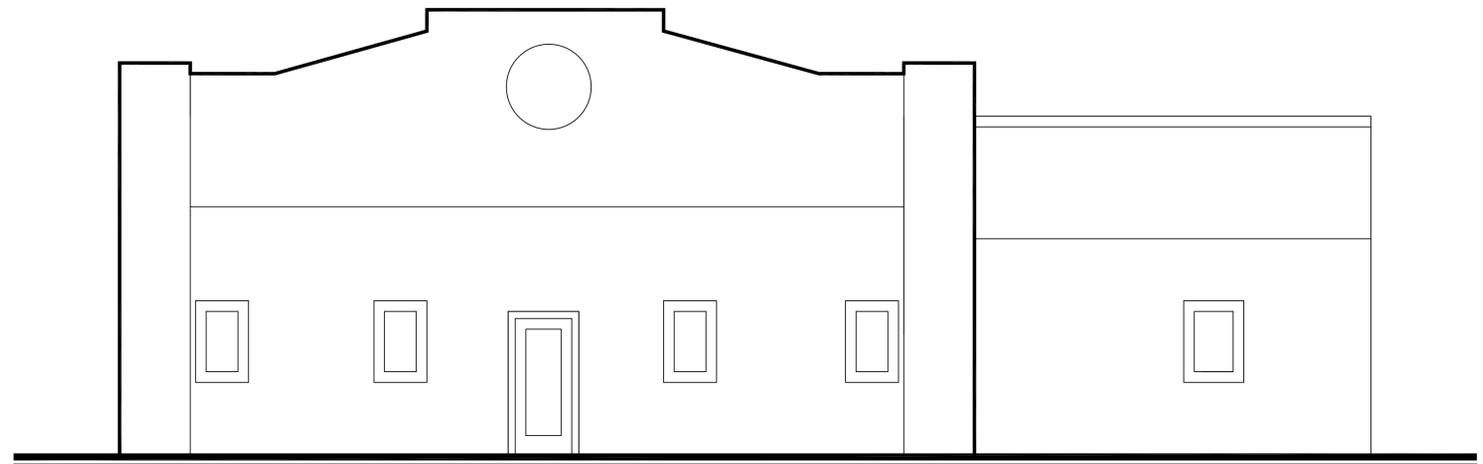
21 East Second Street
Portland Street View and North (parking lot) Facade



21 East Second Street
North Façade (Parking Lot)

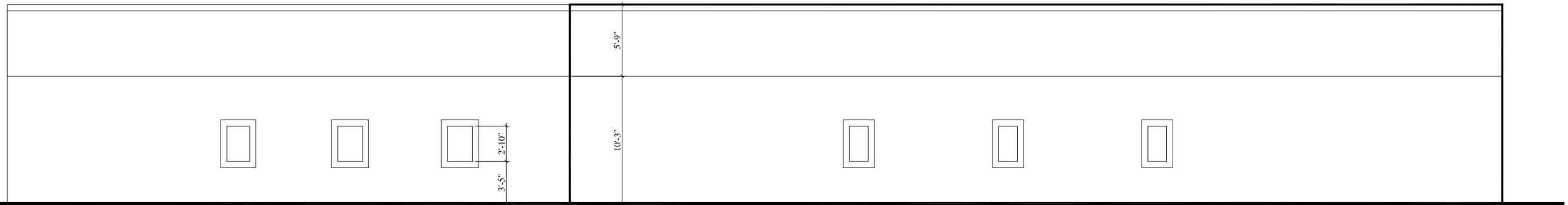
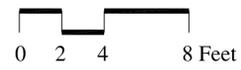


existing ELEVATIONS



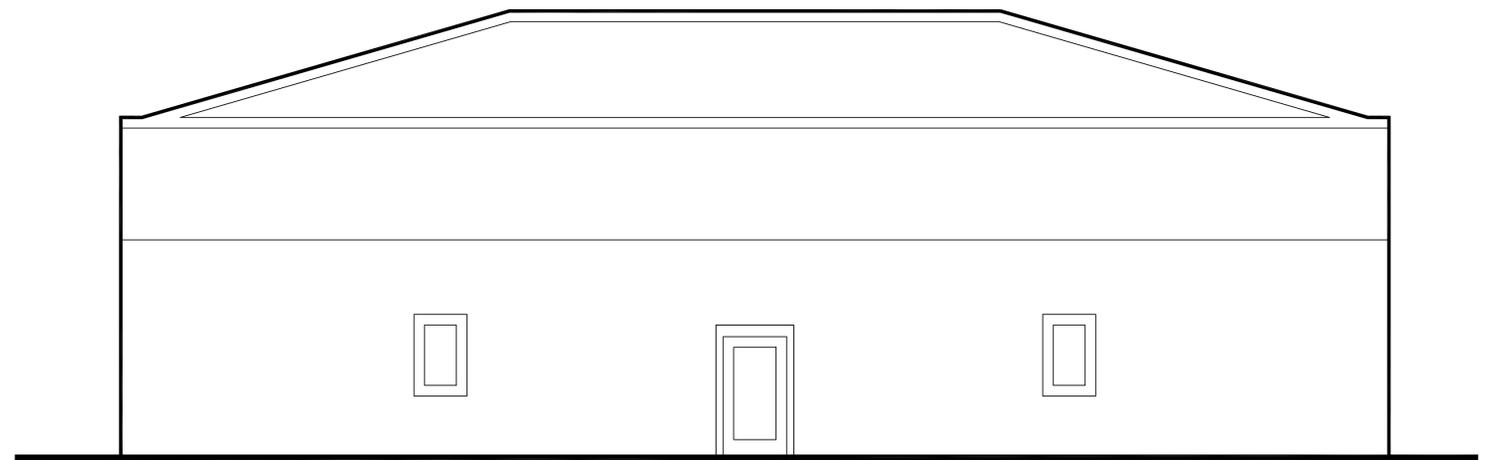
South Elevation

Scale: 1/4" = 1'-0"



East Elevation

Scale: 1/4" = 1'-0"



North Elevation

Scale: 1/4" = 1'-0"

02.20.2015
DARB
Application

TOM W. MEIKLEJOHN, III AIA
A R C H I T E C T
79 East Division Street
Fond du Lac, Wisconsin
p (920) 923-3163

Exterior Remodel For:
21 E Second St
E 21 Second St,
Fond du Lac, WI

2015.10

1 OF 2

NOTE:

These plans have been produced exclusively for the Owner listed in the title block. Any reproduction or use of these plans without the written consent of the Owner and Architect is prohibited. Although every effort has been made in preparing these plans and checking them for accuracy; the Contractor (s) must check all dimensions and details and be responsible for the same.

Elevation Key Notes

- 1 New 9'-11"x4'-6" Metal Clad Wood Framed Windows, w/Clear Glass & 6" Trim
- 2 New 6'-0"x2'-10" Metal Clad Wood Framed Windows , w/Clear Glass & 6" Trim
- 3 New Black Awning
- 4 Paint - Color - Light Gray
- 5 Paint - Color - Medium Grey
- 6 Tenant Signs

Demo Notes

- A Removal of Window/Frame & Trim - Infill/Stud Work ; Drywall, Insulation System - Match Existing
- B Removal of Existing Exterior Wall for New Window Opening. Add Lintel as noted.

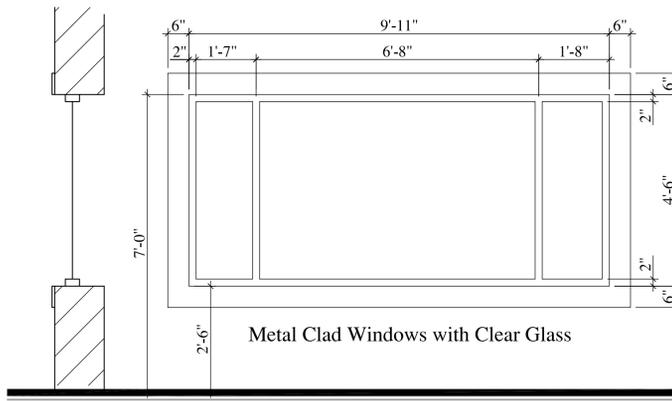
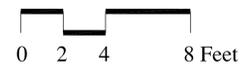
Lintel Notes

- L1 (3) Steel Angles, 6"x4"x $\frac{7}{16}$ " w/ 8" Bearing @ Each End
- L2 W8x18 w/ $\frac{3}{8}$ "x8"x11" Plate ; w/8" Bearing Each End

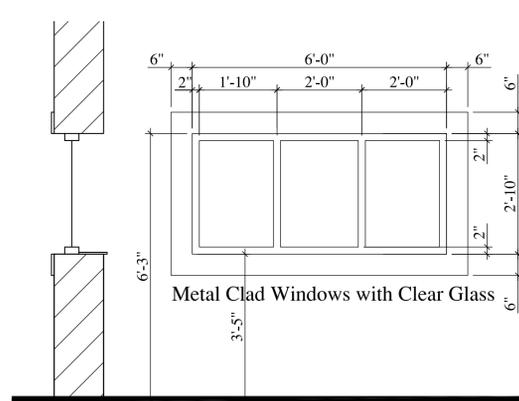


South Elevation

Scale: 1/4" = 1'-0"



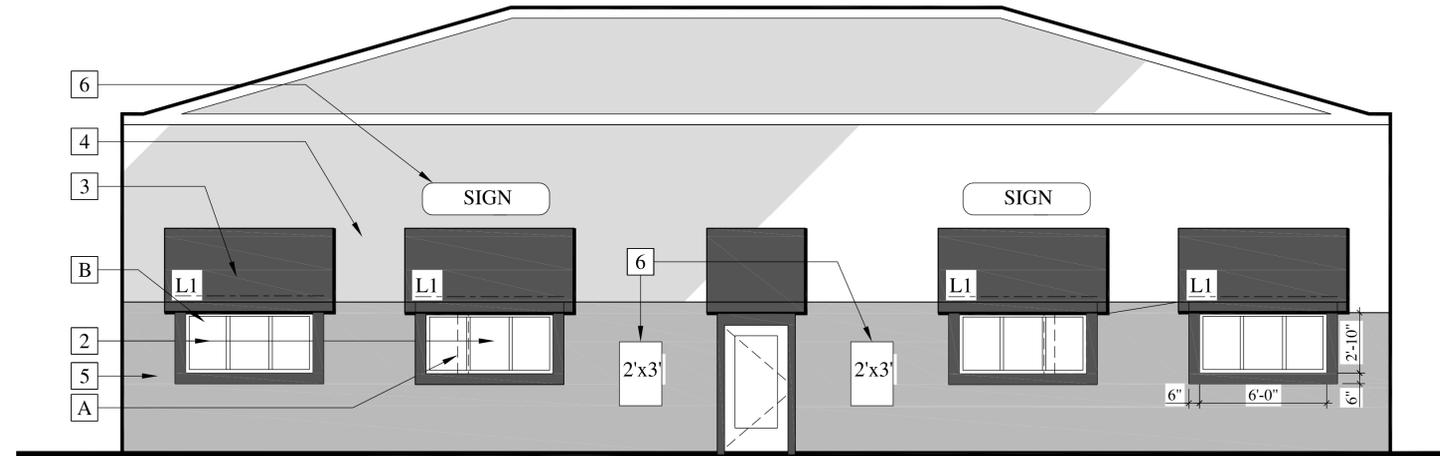
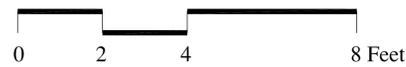
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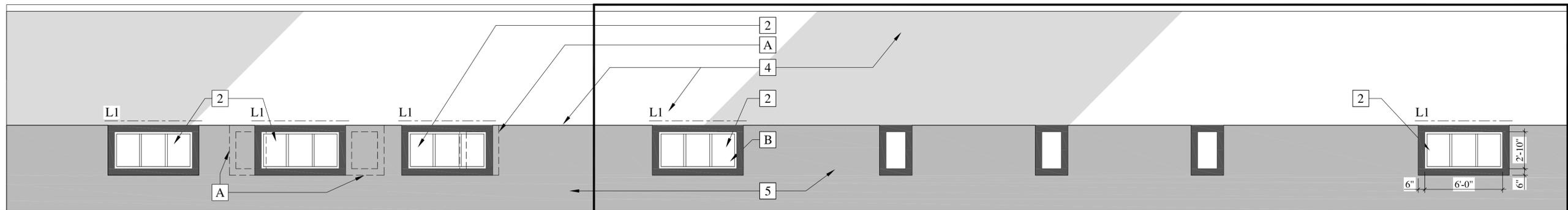
Window 1&2 Section/Elevation

Scale: 1/2" = 1'-0"



North Elevation

Scale: 1/4" = 1'-0"



East Elevation

Scale: 1/4" = 1'-0"

proposed ELEVATIONS

02.25.2015

TOM W. MEIKLEJOHN, III AIA
 ARCHITECT
 79 East Division Street
 Fond du Lac, Wisconsin
 p (920) 923-3163

Exterior Remodel For:
21 E Second St
 E 21 Second St,
 Fond du Lac, WI

2015.15

1 OF 1

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: February 25, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 21 East 2nd Street (Michael Leb)

Project Analysis

Proposal: Commercial building renovation

Historic Status: N/A

The subject property is an existing commercial building at the southwest corner of Portland and East 2nd Streets. The materials of the main façade are brick (original) and stucco. The wall material of the secondary facades is stucco.

Significant changes to the appearance of the building are proposed including the replacement of small windows with new larger windows, the addition of windows, and new awnings. All new and replacement windows are metal clad wood frames with clear glass. New paint will revitalize the stucco building walls: main façade – medium grey color; north and east facades - medium grey (lower wall) and light grey (upper wall). The proposed changes will significantly refresh and enhance the building.

Four small windows, a closed window opening, and a door with an umbrella awning currently punctuate the Second Street façade of the building. The renovation plan replaces the small windows with larger windows to offer a storefront appearance. Each of the new windows is 4’6” x 9’11”. New awnings would be installed above both windows and the door.

The north (parking lot) façade currently provides two small windows and a door, all with umbrella awnings. The renovation plan replaces the existing windows with four larger

windows. The size of each new window is 2' 10" x 6'. New awnings would be installed above each window and the door.

The east building façade facing Portland Street is a plain wall with six small windows. The renovation plan replaces three windows situated within the southerly area of the façade with three larger windows. New windows will be added on either side of the three existing small windows within the northerly portion of the east wall.

The renovation plan also calls for new wall signs. Absent details of new signage, review will occur when a sign plan is finalized. Relative to the design of new signage, a uniform presentation/arrangement would be expected. The use of aluminum or plastic wall signs for the main façade would be highly discouraged, as this type of nondescript sign would detract from the building rather than enhance its appearance.

Not included as part of the renovation plan is an enclosure to screen an outdoor dumpster. A dumpster enclosure was required as a condition of approval of previous changes to the building; however, the enclosure was never constructed. A trash enclosure is a typical requirement when changes to a building or site occur; it is appropriate to correct this shortcoming as part of the renovation plan.

Findings

The Downtown Design Overlay District is intended to:

- Preserve and restore unique and historic buildings;
- Ensure the coordinated design of new buildings and changes to existing buildings;
- Minimize adverse impacts on adjacent properties from buildings that may detract from the character and appearance of the district;
- Aid in improving the overall economic vitality of the district.

Recommendation

The Downtown Architectural Review Board must determine that the proposed renovation complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

Community Development staff recommends a conditional approval of the project:

1. Dumpsters and/trash receptacles shall be stored within an enclosed area screened from public view. Trash enclosure materials and color shall reflect the materials and color of the building.
2. Signage is subject to separate review and approval of a sign plan by the Downtown Architectural Review Board prior to the installation of new signs and/or the relocation of existing signs. Signage shall be limited to the north and south facades. Signage for the main façade should consider the architecture and design of the building; the use of aluminum or plastic sign boards is highly discouraged.